



**ARMED FORCES RETIREMENT HOME - WASHINGTON**

## **GOLF HOLE RELOCATION AND BALL FIELD RESTORATION**

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**FINAL REVIEW SUBMISSION**



**Submitted By: Armed Forces Retirement Home**

**Submitted To: National Capital Planning Commission**

**2 October 2014**





**Armed Forces Retirement Home  
Corporate Facilities Manager  
3700 North Capitol Street, N.W.  
Washington, D.C. 20011-8400**

October 2, 2014

Mr. Marcel Acosta  
Executive Director  
National Capital Planning Commission  
401 Ninth Street NW - North Lobby Suite 500  
Washington, DC 20004

Re: Armed Forces Retirement Home – Washington, Golf Hole Relocation and Ball Field Restoration

Dear Mr. Acosta:

The Armed Forces Retirement Home (AFRH) is pleased to submit the enclosed materials for final design review by the National Capital Planning Commission (NCPC) at its monthly meeting on November 6, 2014. The final design submission for the Golf Hole Relocation and Ball Field Restoration Project incorporates feedback received during initial consultation with the NCPC and the DC State Historic Preservation Office (DCSHPO) in July and August 2014. AFRH made a concurrent submission to the U.S. Commission of Fine Arts (CFA) for final design review at its monthly meeting on October 16, 2014.

The proposed project has two objectives: (1) To restore the AFRH-W softball field, which was removed during the construction of the New Scott Building between 2011 and 2013; and (2) to relocate two existing holes of the AFRH-W Golf Course that will be removed to make way for the future redevelopment of Zone A. The relocation of the golf holes is anticipated in the NCPC-approved AFRH-W Master Plan (2008), the AFRH-W Programmatic Agreement (PA), and the Final Environmental Impact Statement (FEIS). AFRH will restore the ball field to its previous location at the time of the AFRH-W Master Plan approval.

In accordance with the National Historic Preservation Act (NHPA) and the AFRH-W PA, AFRH conducted and concluded Section 106 consultation with the DC State Historic Preservation Office, who concurred with a finding of No Adverse Effect, contingent upon AFRH's completion of specified mitigation actions. These actions have been completed or incorporated into the design for completion during project implementation. Documentation of Section 106 consultation is included in this submission.

In accordance with the National Environmental Protection Act (NEPA), the Golf Holes and Ball Field Design was determined not to individually or cumulatively have a significant impact on the quality of the human environment and to be consistent with Categorical Exclusion A.4(a), as defined in the regulations for AFRH NEPA compliance (38 CFR 200). The completed Categorical Exclusion documentation is enclosed in this submission.

We look forward to the opportunity to receive comments from NCPC.

Sincerely,

Justin Seffens  
AFRH Corporate Facilities Manager



**Armed Forces Retirement Home - Washington**

# **Golf Hole Relocation and Ball Field Restoration**

**Final Review Submission**



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- I. Project Report, Site Context, and Proposed Design**
- II. Construction Documents and Drawings (enclosed as 11x17)**
- III. Documentation of NEPA Compliance**
- IV. Documentation of NHPA Compliance**

**Submitted By: Armed Forces Retirement Home**

**Submitted To: National Capital Planning Commission**

**2 October 2014**



# I. Project Report and Site Context

<p><b>a. Name and telephone number of agency project manager</b></p>
<p>Justin Seffens          Armed Forces Retirement Home          AFRH Corporate Facility Manager          3700 North Capitol Street, NW          Washington, DC 20010          justin.seffens@afrh.gov</p>
<p><b>b. Narrative description of the project including existing conditions to be affected and a summary of the basic design concept on which the physical form of the proposal is based.</b></p>
<p>AFRH proposes to relocate two existing golf holes that will be displaced by the development of Zone A in the south/southeast section of the campus. The golf holes will be relocated to the Meadow, a large open space located just north of the existing AFRH-W golf course and within the boundaries of AFRH-W. As part of this effort, AFRH will restore the softball field that was previously located in the Meadow but was temporarily removed to accommodate a contractor staging for construction of the New Scott Building between 2011 and 2013. Documentation shows that the Meadow was historically used for agriculture and for recreational activities, including golf; other than the softball field in the far northeast corner of the Meadow, the site has been largely unused and unprogrammed since the 1950s.</p> <p>The proposed project will:</p> <ul style="list-style-type: none"> <li>• Restore recreational activity to the campus core and activate the landscape.</li> <li>• Provide programming for the Meadow while preserving the site as a significant open space and historic landscape resource.</li> <li>• Preserve expansive views across the Meadow.</li> <li>• Restore golf and softball as activities within the Meadow.</li> <li>• Maintain golf and softball as important campus activities for residents and staff.</li> <li>• Maintain the par and rating of the existing AFRH-W Golf Course.</li> <li>• Improve the condition of the former softball field.</li> </ul> <p>The relocation of the two golf holes is anticipated in the NCPC-approved AFRH-W Master Plan (MP, 2008), as well as in the associated Programmatic Agreement (PA, 2008) and Final Environmental Impact Statement (FEIS, 2007). The restoration of the ball field will take place within the boundaries of the ball field as it existed in 2011.</p> <p><b>Site Description:</b></p> <p>AFRH will relocate the golf holes to the Meadow, which comprises most of the Savannah I Character Area (as defined in the AFRH-W Historic Preservation Plan). The Meadow is a Contributing resource to the AFRH-W Historic District for its role as a picturesque open space that affords views across campus. The Meadow includes Contributing clusters of evergreen trees and is bordered on the east by Chapel Woods West, a Contributing landscape resource in the Chapel Woods Character Area. The work associated with the golf hole relocation will extend south into the existing AFRH-W Golf Course, a Non-Contributing landscape resource. Although mostly unimproved, the project area includes both Contributing and Non-Contributing built resources, most of which are associated with the Home's infrastructure and circulation system. These built resources include: Marshall Drive (Contributing), the Marshall Drive Culvert</p>

(Contributing), the Central Channel (Non-Contributing), and the Retaining Wall (Contributing).

AFRH also proposes to restore the softball field that was previously located in the northeast corner of the Meadow. The AFRH-W Historic Preservation Plan identifies the Ball Field as a Non-Contributing resource to the AFRH-W Historic District that dates sometime after the construction of the Scott Building in the early 1950s. This site accommodated resident and staff softball games for several decades and is an important part of recreational programming at AFRH-W. AFRH temporarily removed the Ball Field to provide a staging area for the construction of the New Scott Building between 2011 and 2013 and now seeks to replace the ball field in its previous location as part of its other proposed work in the Meadow.

### **Site History**

The Meadow has remained undeveloped open space throughout its history. Despite its open character, the area has historically accommodated many activities, including both agriculture and recreation. The Meadow was used to grow feed for the Home's livestock through much of the first half of the twentieth century, and historic maps dating as early as 1903 indicate established golf greens and extensive pedestrian pathways.

Although the area has never been developed, its historic topography is no longer intact. The significant topographic features of the Meadow, including a historic streambed, were altered during the construction of the previous Scott Building (Building 80) in the 1950s, along with associated infrastructure improvements and the realignment of Arnold Drive. The limits of disturbance for the Scott Building extended across the Project Area, and a comparison of topographic maps confirms that the topography substantially changed between 1944 and 1967.

The Meadow has always been punctuated and bordered by individual and clustered trees. According to maps and aerial photographs, the quantity of trees has increased since the period of significance, and the location of trees has changed.

### **Proposed Construction:**

The proposed design for the golf hole relocation includes the addition/relocation of typical golf course features such as sand bunkers, greens, cart and pedestrian paths, and a golf cart ramp. To accommodate the relocation, AFRH will grade select areas of the Meadow and will remove and replace select trees and plantings only as necessary. Consistent with conditions set by the AFRH-W PA (2008) and by DCSHPO during Section 106 review for this undertaking (2014), AFRH will replace all removed mature trees on a one-to-one basis and within the historic boundaries of Chapel Woods West (specifically, the area west of Arnold Drive). Tree replacement will follow the guidelines set forth in the AFRH-W Master Plan and Historic Preservation Plan and will include only native species with a minimum caliper of 3 inches.

AFRH proposes to locate the restored softball field on its previous site in the northeast corner of the Meadow. AFRH will make minor improvements to the field, including replacing the previous backstop and adding a skinned infield, bases, a pitcher's mound and rubber, a reinforced home plate and batter's box. Some of these features (such as the skinned infield) existed in previous iterations of the ball field, as seen in photographs from the late twentieth century. An existing sidewalk along Arnold Drive will be extended to provide accessibility to the visitor's side (east side) of the field.

### **Assessment:**

#### *Historic Cultural Resources*

The proposed use and design retains the open space and significant character of the historic Meadow and avoids, minimizes, and/or mitigates potential adverse effects to other individual historic resources within the project area. AFRH proposes no new vertical improvements and to retain the Meadow as a landscape feature. The plan incorporates required mitigation defined

in the 2008 AFRH-W PA, as well as the mitigation actions defined by the DC State Historic Preservation Office in its conditioned finding of No Adverse Effect for this undertaking (12 September 2014). These required mitigation actions include: replacing removed mature trees on a one-to-one basis; locating replacement trees within the portion of Chapel Woods west of Arnold Drive; establishing a habitat conservation zone in Chapel Woods; and conducting an appropriate level of assessment of archeological potential within the project area, including a cut and fill analysis.

Pursuant to DCSHPO conditions, AFRH conducted a GIS-based cut and fill analysis in September 2014, consistent with the most recent *Guidelines for Archeological Investigations in the District of Columbia*. The conclusion from the Cut and Fill analysis state: "Given the presence of fill across the APE, and the planned addition of fill in the south portion of Hole 7, the proposed grading and construction has little potential to impact Native American or Historic period archaeological resources within the Golf Hole Relocation and Ball Field Restoration APE. No archeological field investigations are recommended." The only potential archeological remnants within the project site are historic pathway remnants, and the project design ensures that the limits of disturbance for the grading plan are drawn around known areas of potential historic pathway remnants (as shown in the plans). AFRH will use temporary fencing to further protect pathway remnants during construction and will contact DCSHPO in the case that any unanticipated pathway remnants (or other artifacts) are discovered. AFRH will fulfill all other conditions and mitigation during project implementation.

*Other*

The replacement of the golf holes is an improvement to an existing facility, the AFRH-W Golf Course. The project does not expand the golf course, but rather relocates two existing holes to a different location within the AFRH-W campus boundaries. AFRH selected the new location based on its proximity to the campus core and the historic precedence for formal golf greens on the site (historic documentation evidences previous use of the Meadow for golf, including the identification of three distinct golf greens on a 1944 plan of the campus). The golf hole relocation was anticipated in the AFRH-W Master Plan and associated NEPA and NHPA studies and documentation. The restoration of the ball field is also an improvement of an existing facility and replaces a previously existing ball field in its previous location (its location at time of AFRH-W Master Plan approval in 2008). The relocation of the golf holes and the restoration of the ball field do not introduce new uses to the campus and do not intensify existing uses. These improvements will, therefore, not increase the number of motor vehicles, employees, or visitors to the campus. Because the two golf holes and the ball field are extant or have previously existed at AFRH-W, there is no evidence of environmental controversy with this use or type of improvement.

**c. Total area of the site and allocation of land to proposed uses.**

322,000 sqft

**d. Area of building(s) and site coverage.**

Not applicable (This project does not include new buildings or vertical improvements.)

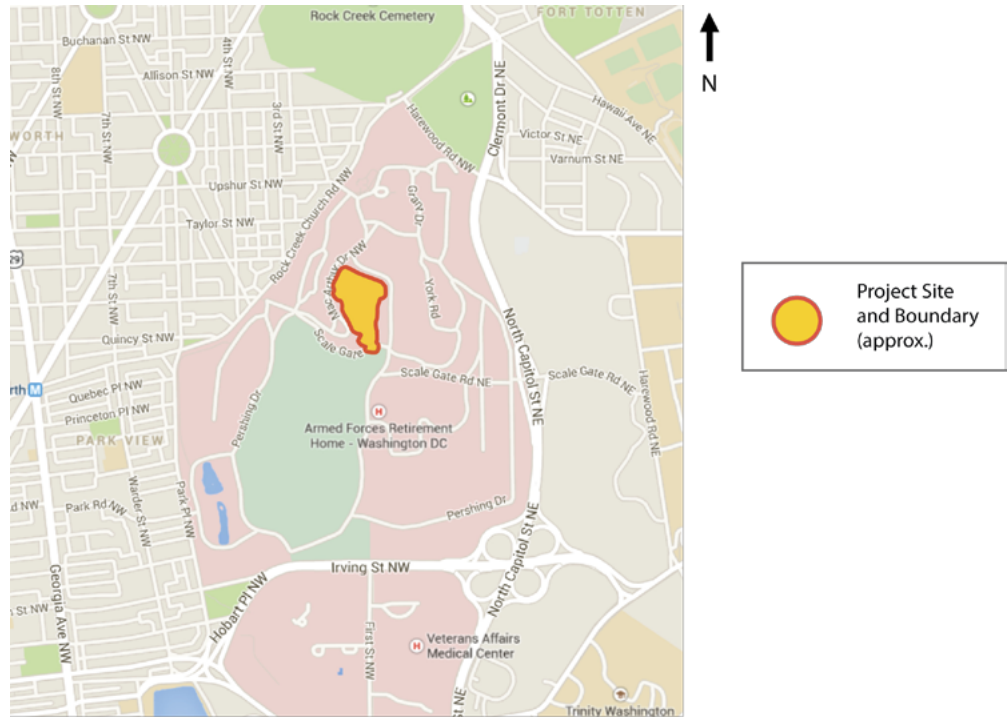
<b>e. Existing assigned employment and projected assigned employment over a 20-year period, in five-year increments.</b>
Not applicable (There is no federal employment associated specifically with these uses.)
<b>f. Description of the relationship of the project to the agency's master plan, where applicable, including rationale for any deviations.</b>
The proposed project is consistent with the NCPC-approved AFRH-W Master Plan (August 2008). The relocation of the golf holes is anticipated in the Master Plan and associated NEPA and NHPA documentation, with specific mitigation actions defined in the AFRH-W Programmatic Agreement. The ball field construction will replace/restore the ball field that existed in the same location at the time of the AFRH-W Master Plan approval in 2008 and is, therefore, also consistent with the Master Plan.
<b>g. Status of coordination with affected local and state governments and the Metropolitan Washington Council of Governments for projects not previously coordinated through an installation master plan.</b>
Not applicable (AFRH-W has an existing master plan approved by NCPC). Please note that AFRH has concluded Section 106 consultation with the DC State Historic Preservation Office (DCSHPO), as required by the AFRH-W Programmatic Agreement. No additional consultation with the local/state governments is required.
<b>h. Status of community participation, including summary of community views.</b>
Not applicable (The consultation process for projects consistent with the AFRH-W Master Plan involves only the DCSHPO and federal design review agencies as appropriate. No additional consultation or community participation is required.)
<b>i. Schedule for construction and occupancy.</b>
Construction is anticipated to begin in 2015.
<b>j. Total estimated cost of project and funding status.</b>
Funding for project is not yet allocated.

**k. A transportation management program for any project that will increase the employment level on a work site to 500 or more employees (including existing and proposed employees).**

Not applicable (The project will not increase short-term or long-term employment level at AFRH-W by more than 500 employees.)

## SITE CONTEXT

- Figure 1:** Vicinity maps for project area.
- Figure 2:** Project Area and Area of Potential Effect.
- Figure 3:** Built resources within project area.
- Figure 4:** Landscape resources within project area.
- Figure 5:** View of project area looking southwest from roof of New Scott Building.
- Figure 6:** View of project area looking northeast from the Scott Building.
- Figure 7:** View of project area looking east from MacArthur Road.
- Figure 8:** Bird's-eye view of project area looking east.
- Figure 9:** Project area shown in context of Savannah I Character Area.
- Figure 10:** Map Chronology showing use of Savannah I character area over time.
- Figure 11:** Map Chronology showing change in topography between 1944 and 1967.
- Figure 12:** Comparison of 1914 and 1967 maps to show change in topography of Savannah I.
- Figure 13:** Limits of Disturbance (LOD) of 1950s Scott Building construction.
- Figure 14:** 1944 Map showing use of Savannah I, including golf greens, brick pedestrian pathways, and storm water channel.
- Figure 15:** Map showing change in boundaries of Chapel Woods from 1914 to 2012.
- Figure 16:** Comparison of aerial maps from 1945 to 2014 to show comparison of individual trees scattered within Savannah I landscape.
- Figure 17:** Historic images showing that Savannah I historically had less tree cover and afforded more views across the open space.
- Figure 18:** Image from 1931 when the golf course extended into the Meadow.
- Figure 19:** Summary of proposed design including relocation of Holes 7 and 8.
- Figure 20:** Proposed grading changes compared to 2012 topography.
- Figure 21:** Details of grading plan around the greens.
- Figure 22:** Details of proposed golf course features around the 7<sup>th</sup> and 8<sup>th</sup> greens.
- Figure 23:** Protection plan for two Contributing evergreen clusters.
- Figure 24:** Tree removal for Chapel Woods and comparison of historic/current conditions.
- Figure 25:** Image of western edge of Chapel Woods West, looking north from Marshall Drive (at location of Marshall Drive Culvert East).
- Figure 26:** Plan showing proposed removed trees and replenishment sites within Chapel Woods West, consistent with conditions set by DCSHPO.
- Figure 27:** Proposed new pathways for pedestrians and golf carts.
- Figure 28:** View of proposed golf cart ramp location, looking north from golf course.
- Figure 29:** Protection plan for known historic pathway remnants.
- Figure 30:** Plan of proposed tree removal and concept tree replacement within Meadow.
- Figure 31:** Design for new ball field.
- Figure 32:** Aerial view of campus, looking south, showing previous condition of ball field



Map courtesy of Google, 2014



Aerial courtesy of Google, 2014

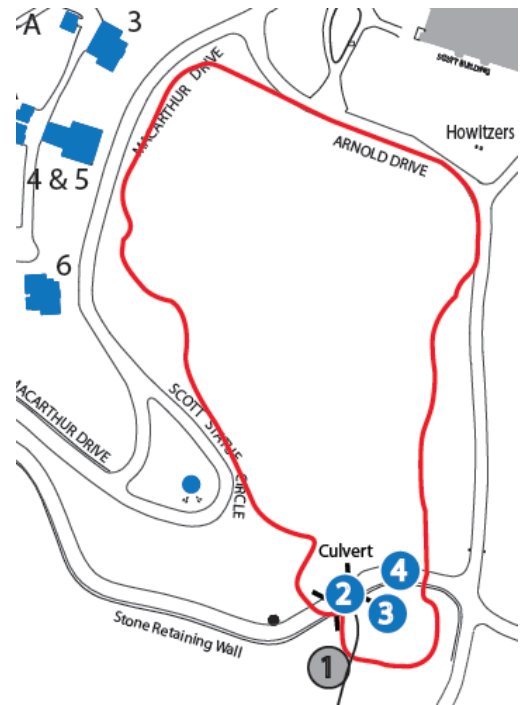
**Figure 1: Vicinity maps for project area.**



**Figure 2:** Project Area and Area of Potential Effect. The project does not propose any vertical improvements that would block identified/protected views or view sheds within AFRH-W campus. Potential effects will be limited to direct effects within the boundaries of the Limits of Disturbance, as indicated by the shaded area above.

### Built Resources

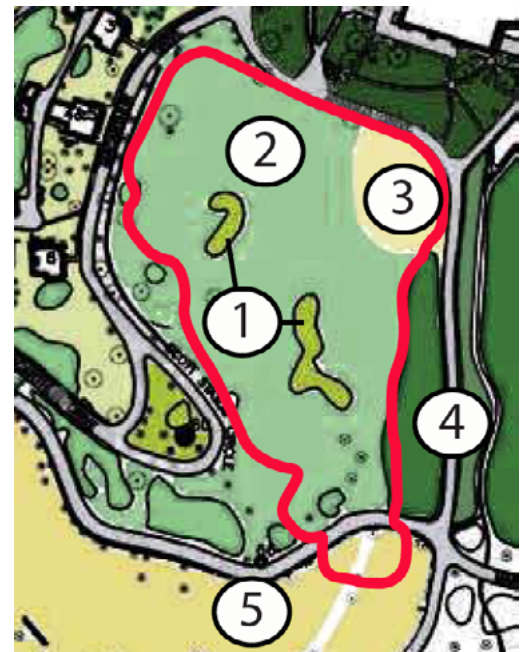
- 1 - Central Channel (NC)
- 2 - Marshall Drive East Culvert (C)
- 3 - Stone Retaining Wall (C)
- 4 - Marshall Drive (C)



**Figure 3:** Built resources within project area.

### Landscape Resources

- 1- Evergreen Tree Clusters (C)
- 2 - Meadow (C)
- 3 - Ball Field (NC)
- 4 - Chapel Woods West (C)
- 5 - Golf Course (NC)



**Figure 4:** Landscape resources within project area.



**Figure 5:** View of project area looking southwest from roof of Scott Building (July 2014).



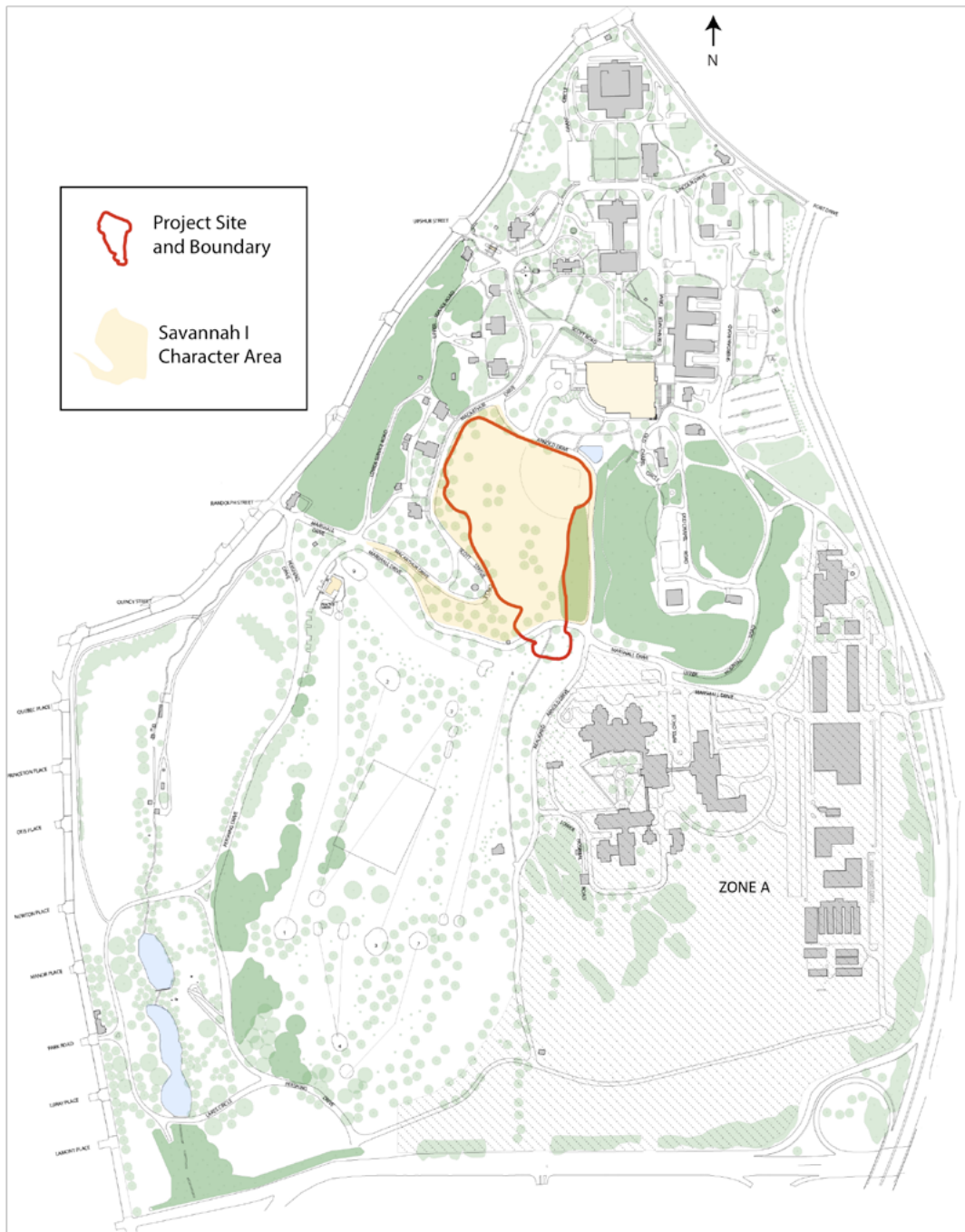
**Figure 6:** View of project area looking northeast from the Scott Statue (July 2014).



**Figure 7:** View of project area looking east from MacArthur Road (July 2014).



**Figure 8:** Bird's-eye view of project area looking east (circa 2009). Previous Scott Building is visible on the far left of the image, and the Officer's Quarters are in the foreground.



**Figure 9:** Project area shown in context of Savannah I Character Area, as defined in the AFRH-W Historic Preservation Plan. The project area extends south into the Golf Course



1850 c. (approximate location)



1860



1914

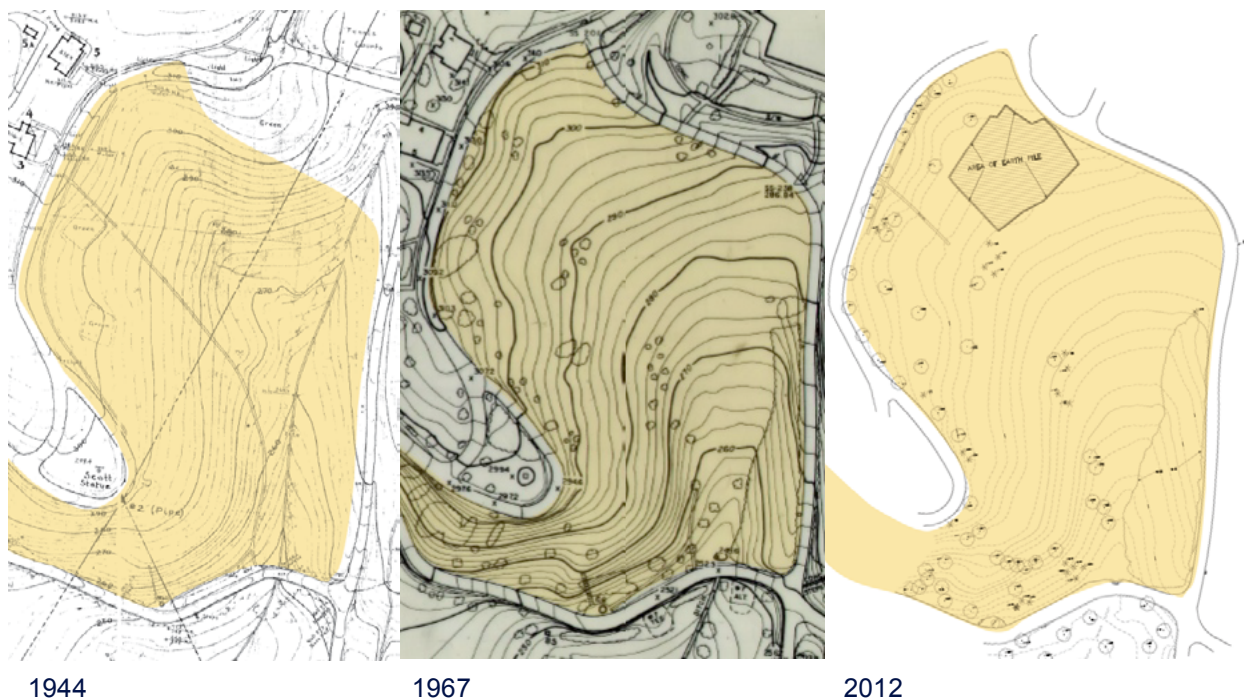


1944

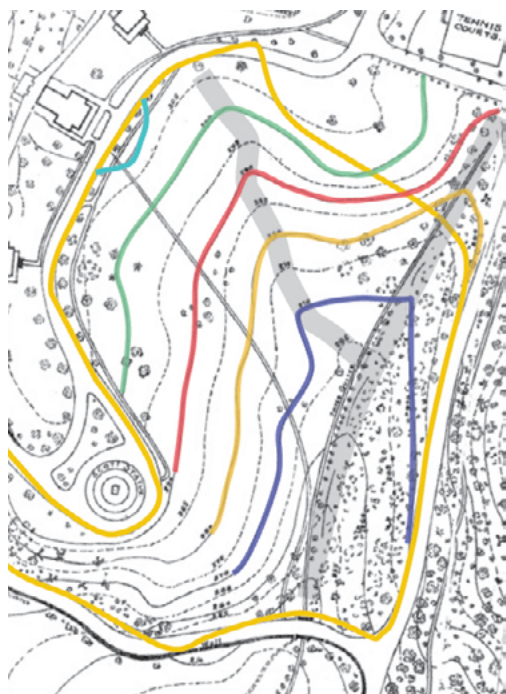


1967

**Figure 10:** Map Chronology showing use of the Savannah I character area over time. The area been maintained as open and undeveloped space since the 1850s and throughout the period of significance of the AFRH-W Historic District (1842-1951).



**Figure 11:** Map Chronology showing the substantial change in topography between 1944 and 1967. Current (2012) topography is similar to the topography in 1967.



1914 (5-ft contours)



1967 (2-ft contours, bold at 10-ft contours)



**Figure 13:** Limits of Disturbance (LOD) of the 1950s Scott Building construction project outlined in purple. LOD extends over Savannah I (shaded in orange).

- Golf Greens
- Pathways
- Paved Storm Water Channel



**Figure 14:** 1944 Map showing the historic use of Savannah I (outlined in yellow), including golf greens, brick pedestrian pathways, and storm water channel.

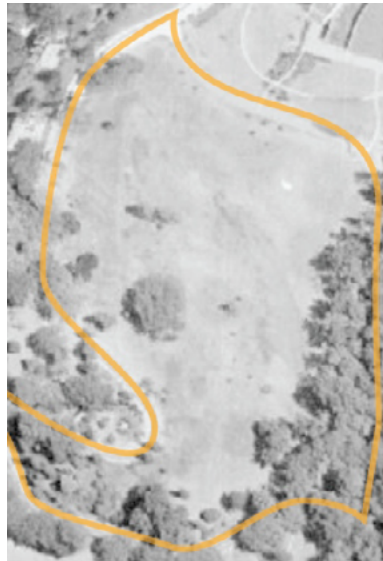
- Chapel Woods West in 1914
- Chapel Woods West in 2012



**Figure 15:** 1914 Map showing change in boundaries of Chapel Woods West from 1914 to 2012. This section of Chapel Woods historically covered the streambed that ran north-south through the Meadow, but the woods were cut back when the streambed was buried in the 1950s. The Savannah I character area is shaded in orange.



1945



1955



2013

**Figure 16:** Comparison of aerial maps form 1945 to 2014 to show comparison of individual trees scattered within Savannah I landscape (outlined in orange on each image). Images show that tree cover is denser now than historically and that most existing trees were not extant as of 1955.

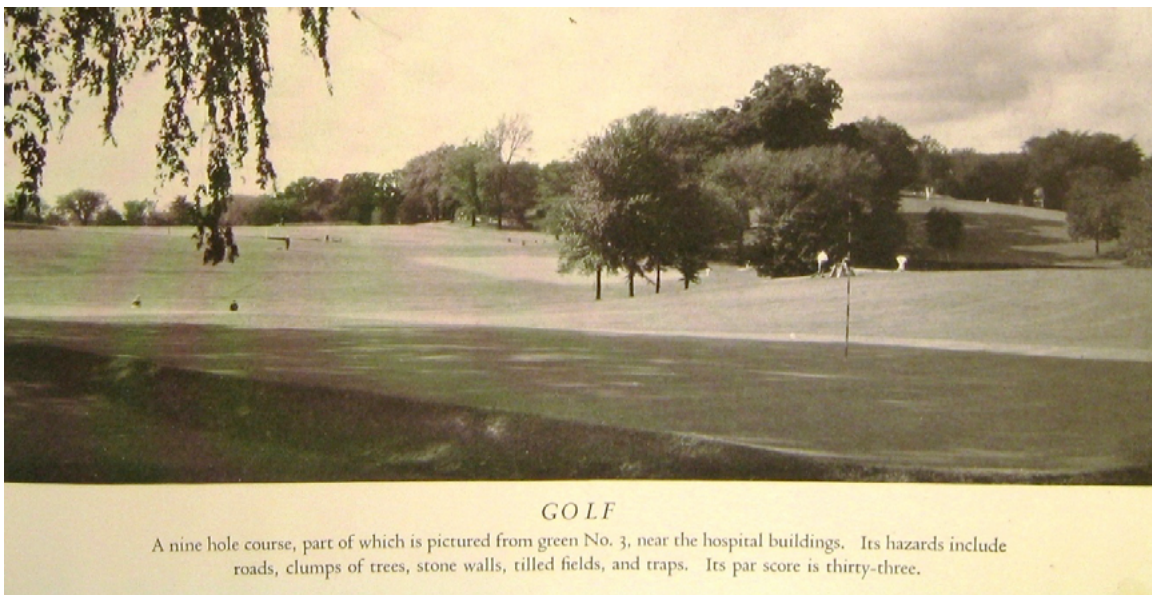


Late 19th Century  
looking south from Lincoln Cottage

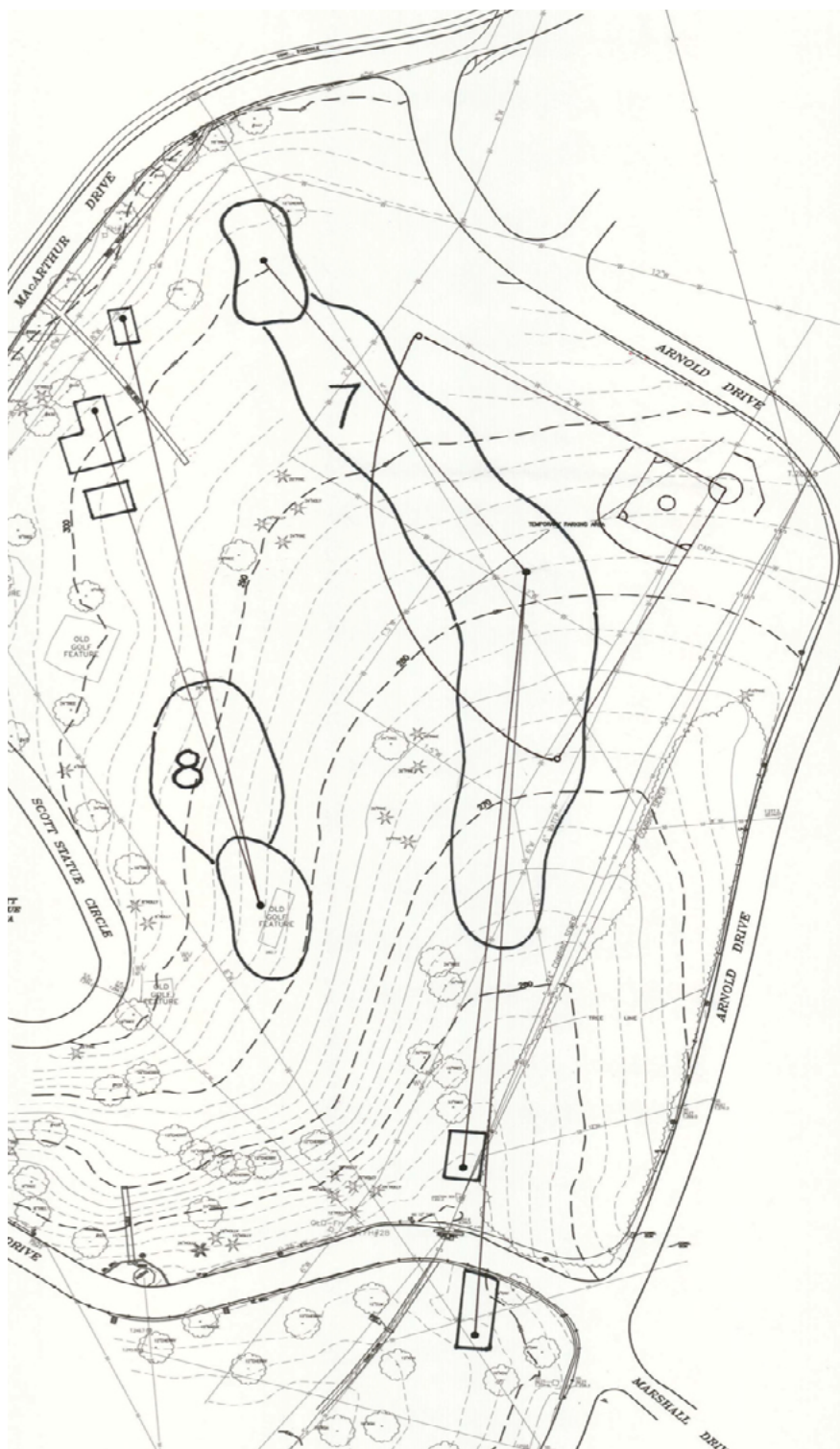


Early 20<sup>th</sup> Century  
looking northeast from Scott  
Statue across Meadow

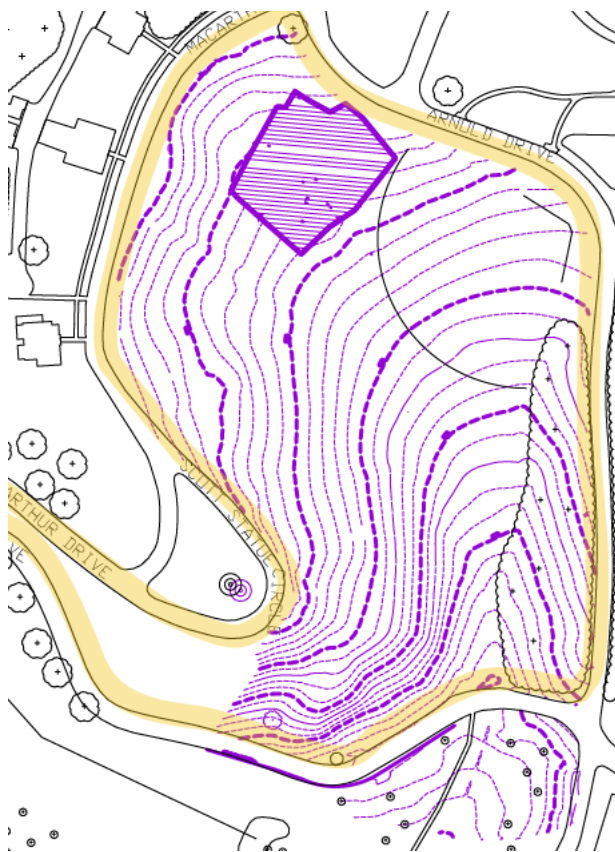
**Figure 17:** Historic images showing that Savannah I historically had less tree cover and afforded more views across the open space.



**Figure 18:** Image from 1931 picture book when the golf course extended into the Meadow. Photo is taken from northeast corner of existing golf course, looking northwest toward the Scott Statue. Caption provides information on the character of the course and indicates that it was historically an established course with hazards.



**Figure 19:** Summary of proposed design for the golf hole relocation and ball field. The relocation of Holes 7 and 8 includes new greens, tees, sand bunkers, mounds, and drainage; selective grading, new pathways for golf carts, and the restoration of the ball field are also proposed (see Figures 20, 27, and 28)

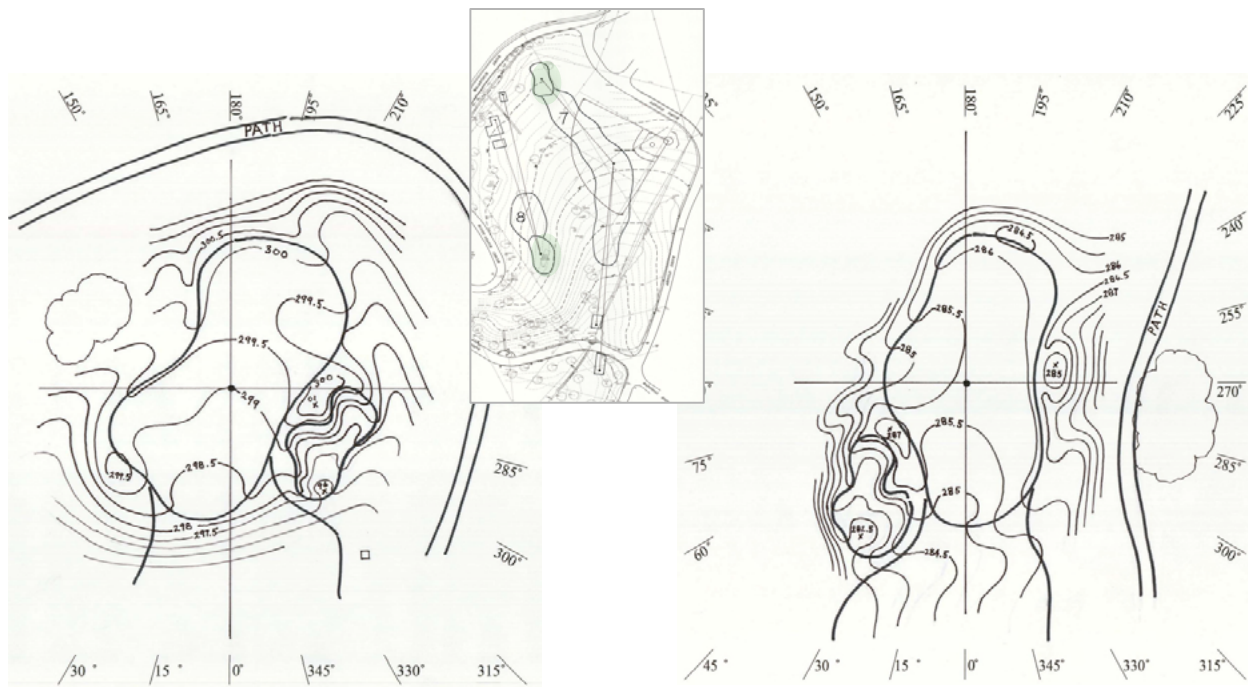


Existing (2012)



Proposed (grading changes shown in red)

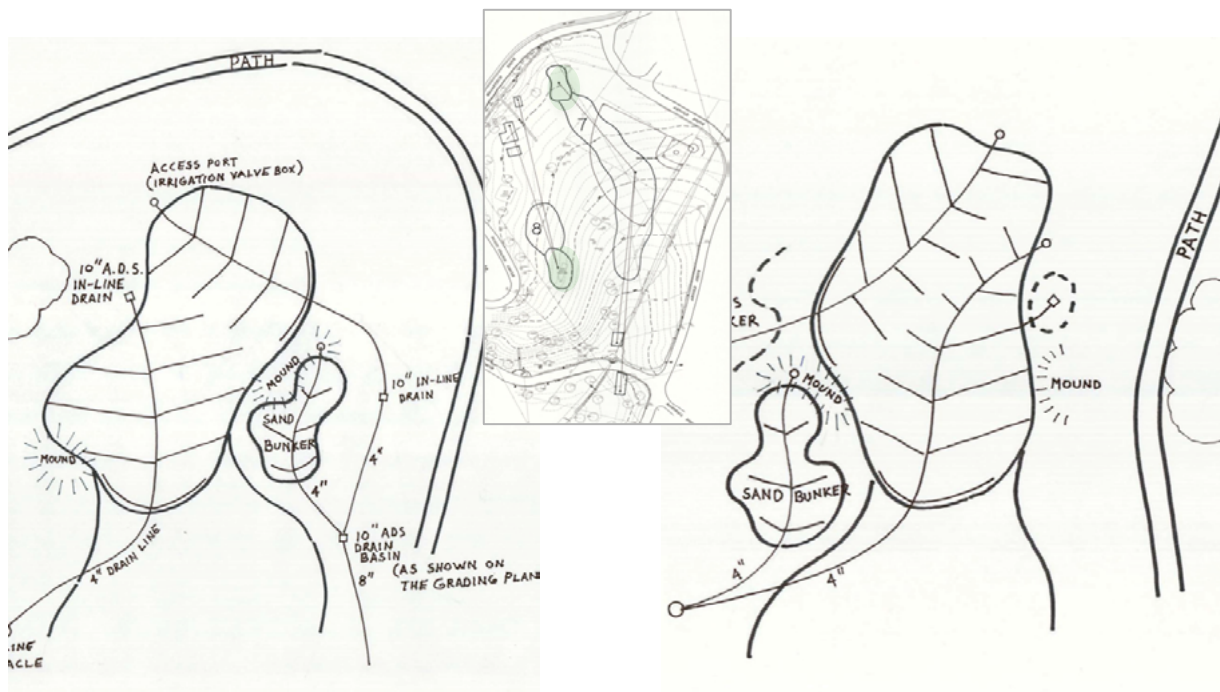
**Figure 20:** Proposed grading changes compared to 2012 topography. Please note that the pile of cut from the construction of the new Scott Building is indicated in the narrow hatching on the 2012 topography. The cut has been temporarily spread out on the north end of the site until the grading plan for this undertaking is finalized.



7<sup>th</sup> Green

8<sup>th</sup> Green

**Figure 21:** Details of grading plan around the greens.



7<sup>th</sup> Green

8<sup>th</sup> Green

**Figure 22:** Details of proposed golf course features around the 7<sup>th</sup> and 8<sup>th</sup> greens.



**Figure 23:** The two Contributing evergreen clusters will be protected by temporary construction fencing as shown on this plan.



**Figure 24:** An area of Chapel Woods West will be cleared to accommodate the dogleg for the 7<sup>th</sup> Hole. The western boundary of Chapel Woods West is no longer intact since the burying of the streambed and construction of the Scott Building in the 1950s.



**Figure 25:** Image of western edge of Chapel Woods West, looking north from Marshall Drive (at location of Marshall Drive Culvert East)



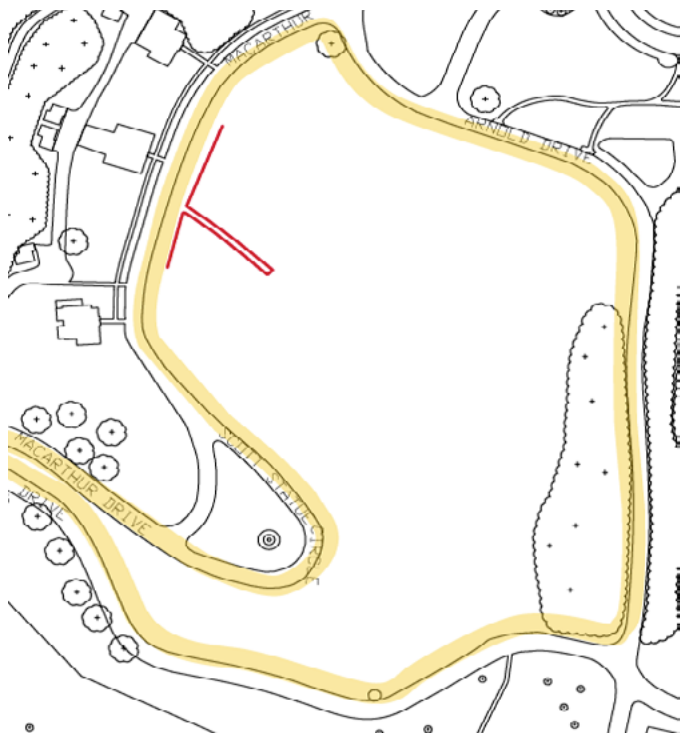
**Figure 26:** Plan showing proposed removed trees and replenishment sites within Chapel Woods West, consistent with conditions set by DCSHPO during Section 106 consultation.



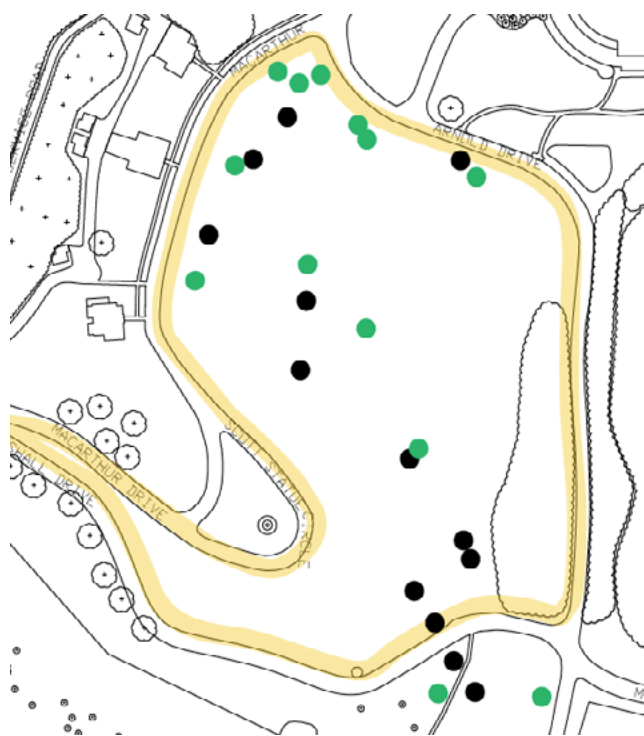
**Figure 27:** Proposed new pathways for pedestrians and golf carts. New golf cart ramp shown just south of Marshall Drive and indicated by arrow.



**Figure 28:** View of location of proposed golf cart ramp, looking north from existing golf course.

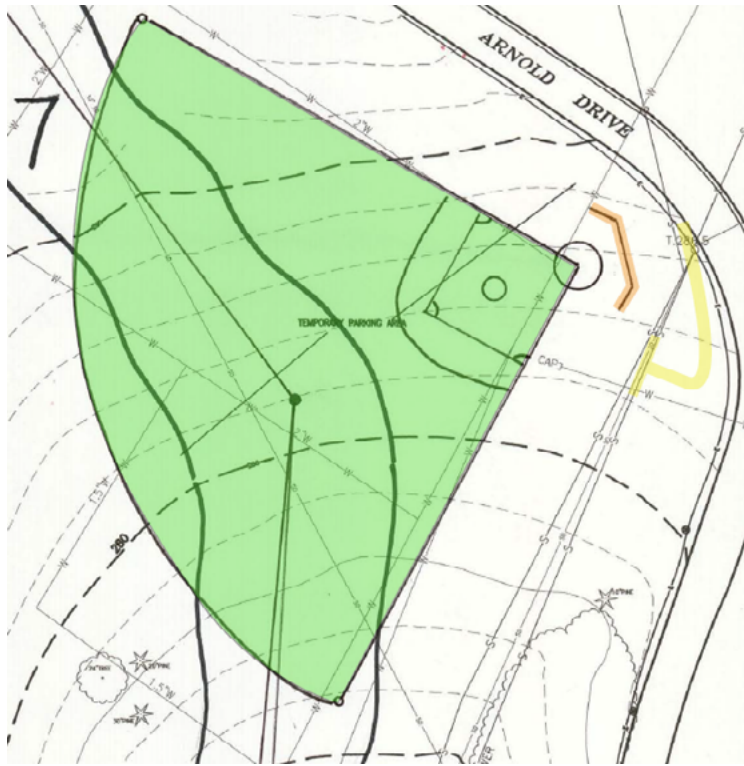


**Figure 29:** Known aboveground and belowground remnants of historic pathways will be protected by temporary construction fencing, as shown on this plan.

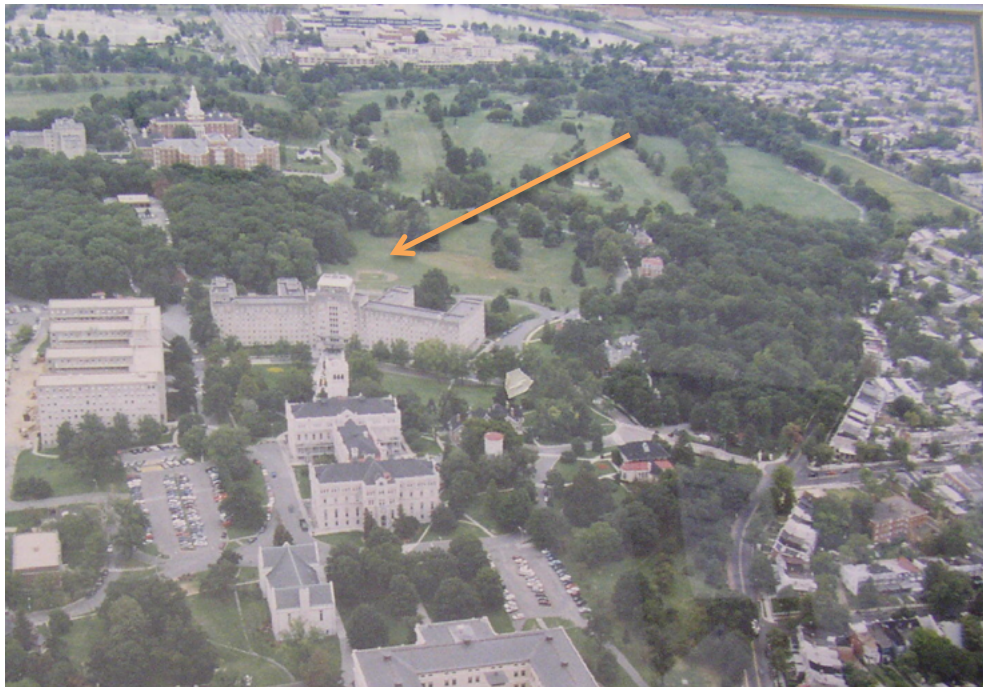


● Removed Tree      ● Potential location of Replacement Tree

**Figure 30:** Plan of trees proposed for removal and concept for locations of replacement trees within Meadow. New tree locations are based on general location of removed trees and/or 1914 tree locations where possible.



**Figure 31:** Design for new ball field includes a field in the same location of the previous field. Improvements include skinned infield, reinforced batter's box and catcher's circle, pitcher's mound, permanent bases, pitcher's rubber, and sidewalk extension to the visitor's side of the field.



**Figure 32:** 2006 aerial of the Home, looking south. Ball Field is shown as having a skinned infield and pitcher's mound.

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### III. Documentation of NEPA Compliance

## Armed Forces Retirement Home Categorical Exclusion Checklist

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**Project Name:** Golf Hole Relocation and Ball Field Restoration  
**Project Location:** Armed Forces Retirement Home - Washington

**Project Description:** *(Describe what you are going to do and relate it to the documented categorical exclusion you are selecting below.)*

#### **Purpose and Need**

AFRH proposes to relocate two existing golf holes that will be displaced by the development of Zone A in the south/southeast section of the campus. The golf holes will be relocated to the Meadow, a large open space located just north of the existing AFRH-W golf course and within the boundaries of AFRH-W. The Meadow was historically used for agriculture and for recreation, including golf. As part of the same effort, AFRH will restore the softball field that was previously located in the Meadow but was temporarily removed when the area was used for contractor staging for construction of the New Scott Building (Building 80) between 2011 and 2013.

The proposed project will:

- Restore recreational activity to the campus core and activate the landscape.
- Maintain the Meadow as a significant open space and landscape resource.
- Maintain golf and softball as important campus activities for residents and staff.
- Maintain the par and rating of the existing AFRH-W Golf Course.
- Improve the condition of the former softball field.

The relocation of the two golf holes is anticipated in the NCPC-approved AFRH-W Master Plan (MP, 2008), as well as in the associated Programmatic Agreement (PA, 2008) and Final Environmental Impact Statement (FEIS, 2007). The restoration of the ball field will take place within the boundaries of the previous ball field and will not introduce additional effects or impacts to the campus.

#### **Existing Conditions**

AFRH will relocate the golf holes to the Meadow, which is located in the Savannah I Character Area (as defined in the AFRH-W Historic Preservation Plan). The Meadow is a Contributing resource to the AFRH-W Historic District for its role as a picturesque open space that affords views across campus. The Meadow includes other Contributing landscape resources such as clusters of evergreen trees. The Meadow is bounded on the east by Chapel Woods West, which is also a Contributing landscape resource in the Chapel Woods Character Area. The work associated with the relocation will extend south into the Golf Course, a Non-Contributing landscape resource. Although mostly unimproved, the project area includes both Contributing and Non-Contributing built resources (see Figure 2) such as Marshall Drive (Contributing), the Marshall Drive Culvert (Contributing), the Central Channel (Non-Contributing), and the Retaining Wall (Contributing).

AFRH proposes to restore the softball field that was previously located in the northeast corner of the Meadow. The previous Ball Field is identified as a Non-Contributing resource to the AFRH-W Historic District and dates sometime after the construction of the Scott Building in the early 1950s. AFRH temporarily removed the Ball Field to provide a staging area for the construction of the New Scott Building between 2011 and 2013 and seeks to replace the ball field in its previous location.

### **Proposed Construction**

The proposed design for the golf hole relocation includes the addition/relocation of associated golf hole features such as sand bunkers, greens, cart and pedestrian paths, and a golf cart ramp. To accommodate the relocation, AFRH will grade select areas of the Meadow and will remove and replace select trees and plantings.

AFRH proposes to place the new softball field in its previous location in the northeast corner of the Meadow and to make minor improvements to its features. In addition to replacing the previous backstop, the ball field will receive new improvements including a skinned infield, bases, a pitcher's mound and rubber, a reinforced home plate and batter's box. An existing sidewalk along Arnold Drive will be extended to provide accessibility to the visitor's side (east side) of the field.

### **Assessment**

#### *Historic and Cultural Resources*

The proposed use and design retains the open space and significant character of the Meadow and avoids, minimizes, and/or mitigates adverse effects to other individual historic resources. There are no new vertical improvements associated with the action, and the project area will retain the Meadow as a landscape feature. The plan incorporates required mitigation defined in the 2008 AFRH-W PA, as well as the mitigation actions defined by the DC State Historic Preservation Office in its conditioned finding of No Adverse Effect for this undertaking (12 September 2014). These required mitigation actions include: replacing removed mature trees on a one-to-one basis; locating replacement trees within the portion of Chapel Woods west of Arnold Drive; establishing a habitat conservation zone in Chapel Woods; and conducting an appropriate level of assessment of archeological potential within the project area, including a cut and fill analysis.

AFRH conducted the cut and fill analysis. The only potential archeological remnants are historic pathway remnants. AFRH will ensure that the limits of disturbance are drawn around potential historic pathway remnants (as shown in the plans), and temporary construction fencing will be used to further protect pathway remnants. There is no other potential for disturbing archeological sites within the project area. AFRH will fulfill all other conditions and mitigation during project implementation.

#### *Other*

The replacement of the golf holes is an improvement to an existing facility, the AFRH-W Golf Course. The project does not expand the golf course, but rather relocates two existing holes to a different location within the AFRH-W campus boundaries. The golf hole relocation was anticipated in the AFRH-W Master Plan and associated NEPA and NHPA assessments and documentation. The restoration of the ball field is also an improvement of an existing facility and replaces a previously

existing ball field in its previous location. The relocation of the holes and the restoration of the ball field do not introduce new uses to the campus and do not change the number of motor vehicles, employees, or visitors to the campus. Because the two golf holes and the ball field are existing or previously existed, there is no evidence of environmental controversy with this use or type of improvement.

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Section A.4 of the AFRH NEPA Regulations states that “the following are categorical exclusions that require preparation of a checklist to ensure that no extraordinary circumstances exist that would require preparation of an EA or EIS. The action above qualifies as a documented categorical exclusion (***check applicable CATEX letter and description***).

☒ (a) Expansion or improvement of an existing facility where all of the following conditions are met:

- The structure and proposed use are substantially in compliance with local planning and zoning and any applicable state or Federal requirements;
- The proposed use will only slightly increase the number of motor vehicles at the facility;
- The site and the scale of construction are consistent with those of existing adjacent or nearby buildings; and
- There is no evidence of environmental controversy.

☐ (b) Transfer or disposal of real property to state or local agencies for preservation or protection of wildlife conservation and historic monument purposes.

☐ (c) Disposal of fixtures, related personal property, demountable structures, transmission lines, utility poles, railroad ties, and track in accordance with management requirements.

☐ (d) Disposal of properties where the size, area, topography, and zoning are similar to existing surrounding properties and/or where current and reasonable anticipated uses are or would be similar to current surrounding uses (e.g., commercial store in a commercial strip, warehouse in an urban complex, office building in downtown area, row house or vacant lot in an urban area).

☐ (e) Demolition, removal and disposal of debris from the demolition or improvement of buildings and other structures neither on nor eligible for listing on the National Register of Historic Places and when under applicable regulations (i.e., removal of asbestos, polychlorinated biphenyls (PCBs), and other hazardous material) when other environmental laws and regulations will be satisfied prior to the demolition, removal and disposal.

- ☐ (f) Relocations and realignments of employees and/or residents from one geographic area to another that: Fall below the thresholds for reportable actions and do not involve related activities such as construction, renovation, or demolition activities that would otherwise require an EA or an EIS to impellent. This includes reorganization and reassignments with no changes in employee and/or resident status, and routine administrative reorganizations and consolidations.

To ensure that no extraordinary circumstances exist that would require preparation of an EA or EIS, answer the following questions in their entirety. If you answer yes to one or more questions, there may be other environmental laws and regulations with which you need to comply and/or an EA or EIS may need to be prepared.

1. Is there reasonable likelihood of significant effects on public health, safety, or the environment? ☐ Yes ☒ No
2. Is there reasonable likelihood of significant environmental effects (direct, indirect, and cumulative)? ☐ Yes ☒ No
3. Would the action cause an imposition of uncertain or unique environmental risks? ☐ Yes ☒ No
4. Would this action result in a greater scope or size than is normal for this category of action? ☐ Yes ☒ No
5. Have there been any reportable releases of hazardous or toxic substances as specified in 40 CFR part 302, Designation, Reportable Quantities, and Notification? ☐ Yes ☒ No
6. Have there been or will there be any releases of petroleum, oils, and lubricants, application of pesticides and herbicides, or would the proposed action result in the requirement to develop or amend a Spill Prevention, Control, or Countermeasures Plan? ☐ Yes ☒ No
7. Would the action exceed de minimis levels for air emissions such that a formal Clean Air Act conformity determination would be required? ☐ Yes ☒ No
8. Is there a reasonable likelihood that the action would violate any Federal, state, or local law or requirements imposed for the protection of the environment? Why or why not? ☐ Yes ☒ No
9. Would there be any unresolved effect on environmentally sensitive resources, as defined in the AFRH NEPA Regulations 4.b.(1)(c)<sup>1</sup>? ☐ Yes ☒ No

- |   |                              |  |
|---|------------------------------|--|
| 10. Would the action cause an effect on the quality of the environment that is likely to be highly controversial?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 11. Would the action involve an effect on the environment that is highly uncertain, involve unique or unknown risks, or is scientifically controversial?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 12. Does the action establish a precedent (or make decisions in principle) for future or subsequent actions that are reasonably likely to have a future significant effect?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 13. Does the action have the potential for degradation of existing poor environmental conditions; or initiation of a degrading influence, activity, or effect in areas not already significantly modified from their natural condition?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 14. Would the action introduce/employ unproven technology?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 15. Does the location involve environmentally sensitive resources as defined in the AFRH NEPA Regulations 4.b.(1)(c) <sup>1</sup> ?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 16. Would the proposed action affect Federally listed, threatened, or endangered species or their designated critical habitat?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 17. Would the proposed action affect properties listed or eligible for listing on the National Register of Historic Places?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 18. Would the proposed action impact areas having special designation or recognition such as prime or unique agricultural lands; coastal zones; designated wilderness or wilderness study areas; wild and scenic rivers; National Historic Landmarks (designated by the Secretary of the Interior); 100-year floodplains; wetlands; sole source aquifers (potential sources of drinking water); National Wildlife Refuges; National Parks; areas of critical environmental concern; or other areas of high environmental sensitivity? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

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<sup>1</sup> Environmentally sensitive resources include:

4.b.(1)(c)(i) Proposed Federally listed, threatened, or endangered species or their designated critical habitats.

4.b.(1)(c)(ii) Properties listed or eligible for listing on the National Register of Historic Places.

4.b.(1)(c)(iii) Areas having special designation or recognition such as prime or unique agricultural lands; coastal zones; designated wilderness or wilderness study areas; wild and scenic rivers;

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**Conclusion**

Based upon the information provided above, I conclude that this action qualifies for a documented categorical exclusion (CATEX) from the requirement to prepare an EA or an EIS, pursuant to the AFRH NEPA Regulations.



AFRH Master Planner or Project Manager



Date

## IV. Documentation of NHPA Compliance

A copy of the consultation presentation (July 2014) and the original Undertaking Review Request (August 2014) are included on the enclosed CD for reference.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
STATE HISTORIC PRESERVATION OFFICE



**DC STATE HISTORIC PRESERVATION OFFICE**  
**SECTION 106 REVIEW FORM**

**TO:** Justin Seffins, AFRH FPO, and Carrie Barton PreserveScapes,

**PROJECT NAME/DESCRIPTION:** Armed Forces Retirement Home, URR 34 (Golf Course Relocation)

**PROJECT ADDRESS/LOCATION DESCRIPTION:** Armed Forces Retirement Home NHL grounds, NE

**DC SHPO PROJECT NUMBER:** 13-676

The DC State Historic Preservation Office (DC SHPO) has reviewed the above-referenced federal undertaking(s) in accordance with Section 106 of the National Historic Preservation Act and has determined that:

☒ This project will have **no adverse effect** on historic properties **conditioned** upon fulfillment of the measures stipulated below.

☒ **Other Comments / Additional Comments** (see below):

With the August 26, 2014 written commitment that:

1. trees will be planted within the portion of Chapel Woods west of Arnold Drive, so that there is no net loss of area of the woods;
2. removed trees will be replaced on a one-to-one basis consistent with the master plan and associated documents; and
3. AFRH will establish a habitat conservation zone in the woods,

there will be no adverse effect from the removal of some trees at the southwest corner of the woods for the creation of new golf holes and fairways.

The proposed location has not been surveyed for archaeological resources, and during earlier work in the area buried historic brick sidewalks and other features were identified under approximately 3 feet of fill. It appears that minimally invasive elements of the golf course will not affect the original ground surface, however, detailed vertical limits of disturbance were not available, so it is possible that the proposed drainage features needed for the golf course will extend below the fill. Therefore this is a **Conditional finding of No Adverse Effect** for archaeology, with the conditions that: 1) GIS cut and fill analysis is conducted, and possible Phase I archaeological identification survey is conducted if the GIS results merit it; and 2) continued consultation on the vertical depths of disturbance as they relate to the fill covering the original ground surface. Should there be unanticipated archaeological discoveries during the undertaking, please contact Dr. Troccoli at 202-442-8836 or [ruth.troccoli@dc.gov](mailto:ruth.troccoli@dc.gov).

**BY:**

Ruth Troccoli, Ph.D.  
State Historic Preservation Office Archaeologist

**DATE:**

September 12, 2014

1100 4th Street, SW, Suite 650-E, Washington, DC 20024  
202-442-7600, fax 202-442-7638

## FULFILLMENT OF SECTION 106 CONDITIONS:

- AFRH incorporated the landscape replacement conditions in the project design, including 1-1 replacement of removed trees and location of replacement trees within the historic boundaries of Chapel Woods West, specifically the area west of Arnold Drive.
- AFRH designated the subject section of Chapel Woods West as habitat conservation area (see following letter)
- Archaeological Assessment:

AFRH conducted the Cut and Fill analysis requested by DCSHPO in the conditional finding of No Adverse Effect (12 September 2014). The analysis was completed by Stantec and overseen by Paul Kreisa PhD, RPA. The Analysis, dated 1 October 2014, provides the following conclusion:

*The cut and fill analysis indicates that the entire APE is covered by varying amounts, ranging from 1.4 feet to over 10 feet of fill. A review of historic maps also indicates that a now-buried stream was located along the eastern boundary of the APE. Areas adjacent to this now-buried stream have a high potential for the presence of Native American resources. The same map review indicated that no structures have been constructed within the APE. The only historic resources likely present are now-buried brick pathways. Based on this analysis, the APE has a low potential for the presence of Historic period resources.*

*Areas with high to moderate potential for the presence of Native American resources include the two Hole 7 tees and a portion of the Hole 7 fairway. Fill is present at both tee locations, ranging from 1.4 feet to 4.76 feet. Current grading plans indicate that an additional 3 feet to 4 feet of fill will be added to the southernmost Hole 7 tee. Less fill will be added to the northernmost Hole 7 tee, but that location is covered by 4.76 feet of fill. Trees adjacent to this tee will also be removed. The area of tree removal is covered by 5 feet or more of fill. Finally, the southernmost portion of the Hole 7 fairway is covered by 5 feet or more of fill. In general, fill will be added to all areas of golf hole relocation that have moderate to high probability for Native American resources.*

*Based on an analysis of Historic period maps, the Golf Hole Relocation and Ball Field Restoration APE has a low probability of Historic period resources. There is a low probability for the presence of structural remains or refuse deposits associated with such structures. Historic resources that are likely present are the now-buried brick pathways. AFRH (URR #34:9) indicates that these pathways will be protected in place. If unanticipated pathways are encountered, it is recommended that construction be halted and the project manager consult with the AFRH Historic Preservation Officer.*

*Finally, varying amounts of fill will be removed from the northernmost portion of the APE. This portion of the APE has a low probability for both Native American and Historic period resources. The cut and fill analysis suggests the presence of 10 feet or more of fill in this portion of the APE. The project grading plan suggests that between 2 feet and 6 feet of fill may be removed from the northern portion of the APE. The cut and fill analysis indicates that this removal will consist entirely of fill deposits.*

***Given the presence of fill across the APE, and the planned addition of fill in the south portion of Hole 7, the proposed grading and construction has little potential to impact Native American or Historic period archaeological resources within the Golf Hole Relocation and Ball Field Restoration APE. No archaeological field investigations are recommended.***

(2014, AFRH Golf Hole Relocation and Ball Field Restoration Archaeological Assessment. Report prepared for the Armed Forces Retirement Home by Stantec, Laurel, Maryland. Report to be submitted to DCSHPO.)



**Armed Forces Retirement Home  
3700 N. Capitol Street, NW  
Washington, DC 20011-8400**

This is to document the Armed Forces Retirement Home's (AFRH) adoption of *Land Trust Standards and Practices*, revised 2004 (LTSP, 2004), for the purpose of designating a habitat conservation zone as defined in Attachment "A" on the Washington, DC, campus of AFRH (AFRH-W). The designation is in conjunction with the implementation effort of the New Scott Building project, a new construction project at AFRH-W. This resolution is a modification of the adoption resolution provided in the LTSP, 2004, published by the Land Trust Alliance. Modifications accommodate the management of the habitat area by the agency.

WHEREAS, the AFRH-W is a federal property managed by the AFRH, an independent establishment in the executive branch of the United States, 24 U.S.C. Section 411; and,

WHEREAS, AFRH has reviewed Land Trust Standards and Practices published by the Land Trust Alliance in 2004; and,

WHEREAS, the AFRH agrees that LTSP, 2004 are the ethical and technical guidelines for the responsible conservation of the 219,000 square foot wooded area as indicated in Attachment "A" within the boundaries of the federal property at AFRH-W; and,

WHEREAS, the AFRH will uphold conservation efforts per the LTSP, 2004 for a period of time equal to or greater than the life of the project building; and,

NOW, THEREFORE, BE IT RESOLVED THAT the AFRH, hereby adopts LTSP, 2004 as guidelines for the agency's operations and commits to making continual progress toward implementation of these standards and practices.

A handwritten signature in blue ink that reads "Steven G. McManus". The signature is written in a cursive style with a long horizontal line extending to the right.

STEVEN G. MCMANUS  
Chief Operating Officer  
Armed Forces Retirement Home

24 SEP 2014

Date adopted